139.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,410,400 / 1,410,400
					USE VALUE:	1,410,400 / 1,410,400
					ASSESSED:	1,410,400 / 1,410,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KALIMON G A
Owner 2:	
Owner 3:	
Street 1:	3 NEW MEADOW RD
Street 2:	
Twn/City:	LYNNFIELD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01940 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .22 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Aluminum Exterior and 3646 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9600.000	769,800	3,400	637,200	1,410,400
Total Card	0.220	769,800	3,400	637,200	1,410,400
Total Parcel	0.220	769,800	3,400	637,200	1,410,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.83 | /Parcel: 386.83

Legal Description

User Acct 89200

GIS Ref

GIS Ref

Insp Date 05/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 139.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	769,800	3400	9,600.	637,200	1,410,400		Year end	12/23/2021
2021	104	FV	731,700	3400	9,600.	637,200	1,372,300		Year End Roll	12/10/2020
2020	104	FV	731,600	3400	9,600.	637,200	1,372,200	1,372,200	Year End Roll	12/18/2019
2019	104	FV	565,500	3400	9,600.	672,600	1,241,500	1,241,500	Year End Roll	1/3/2019
2018	104	FV	565,500	3400	9,600.	495,600	1,064,500	1,064,500	Year End Roll	12/20/2017
2017	104	FV	529,100	3400	9,600.	474,400	1,006,900	1,006,900	Year End Roll	1/3/2017
2016	104	FV	529,100	3400	9,600.	439,000	971,500	971,500	Year End	1/4/2016
2015	104	FV	438,300	3400	9,600.	368,200	809,900	809,900	Year End Roll	12/11/2014

!10741!

PRINT

Date	Time
12/30/21	11:17:21

LAST REV

Date	Time
05/31/18	08:58:04
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10741

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13432-72		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	MEAS&NOTICE	CC	Chris C
11/17/2008	Meas/Inspect	163	PATRIOT
11/29/1999	Mailer Sent		
11/15/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	89200
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9600		Sq. Ft.	Site		0	90.	0.74	10									637,200						637,200	

Total AC/HA:	0.22039	Total SF/SM:	9600	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	637,200	Spl Credit		Total:	637,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.93798685
Const Adj.:	1.00989902
Adj $ / SQ:	161.036
Other Features:	116500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	945708
Depreciation:	175902
Depreciated Total:	769807

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	6	3	
Totals			
2	10	5	

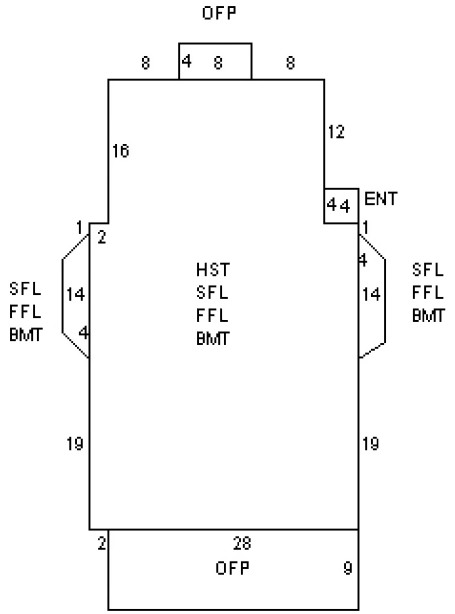
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	194.85
Special Features:	0	Val/Su Net:	142.08
Final Total:	769800	Val/Su SzAd	211.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,472	48.310	71,114
FFL	First Floor	1,472	161.040	237,045
SFL	Second Floor	1,472	161.040	237,045
HST	Half Story	702	161.040	113,047
OFP	Open Porch	284	22.530	6,399
ENT	ENTRY	16	26.660	427

Net Sketched Area: 5,418 | Total: 665,077

Size Ad 3646 | Gross Area 6120 | FinArea 3646

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1940	26.57	T	40	104			3,400			3,400

More: N | Total Yard Items: 3,400 | Total Special Featues: | Total: 3,400

PARCEL ID

139.0-0002-0002.0

IMAGE

AssessPro Patriot Properties, Inc